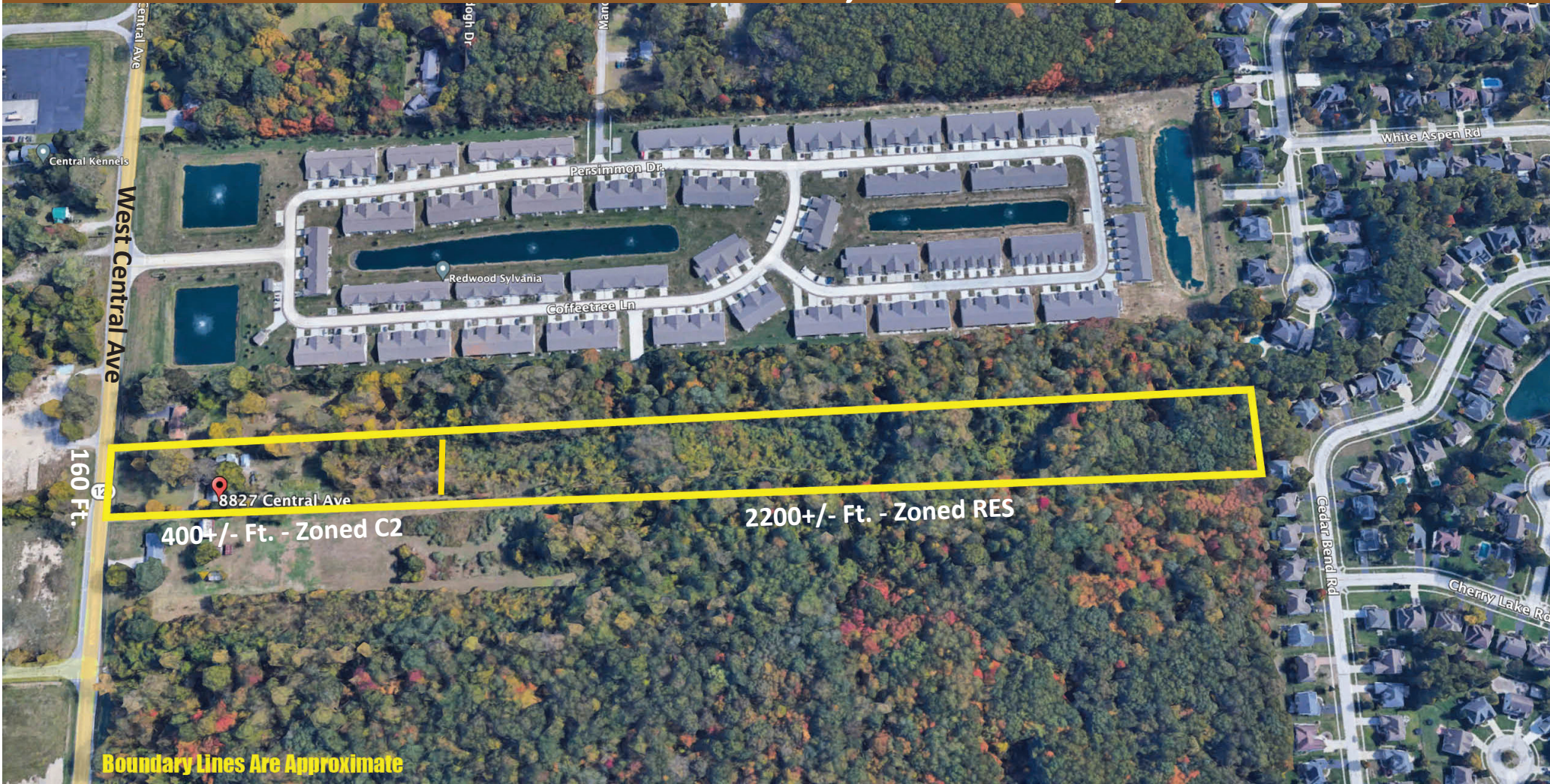


COMMERCIAL / RESIDENTIAL LAND

8827 WEST CENTRAL AVENUE, SYLVANIA, OHIO 43560



Boundary Lines Are Approximate

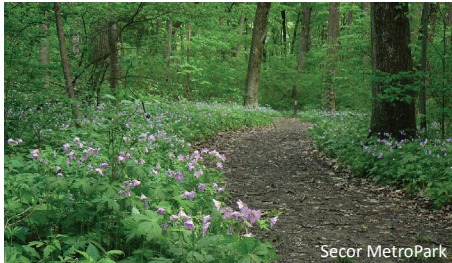
ONLINE TRUST LIQUIDATION AUCTION

BIDDING ENDS: MONDAY, MAY 2, 2022 AT 12:00 PM

ONLINE TRUST LIQUIDATION COMMERCIAL / RESIDENTIAL LAND AUCTION

Bidding Ends: Monday, May 2, 2022 at 12:00 pm

8827 WEST CENTRAL AVENUE, SYLVANIA, OHIO 43560



Lot Size 160 x 2,600
Utilities Water and Electric
Garage / Rec Room..... 1,300+/- SF with Fireplace
Secor MetroPark..... 1.4 Miles from Property
Township Sylvania
School System..... Sylvania
Half Year Taxes..... \$1,529.92
TD Parcel No. 78--43344



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

5825 Weckerly Road
Whitehouse, Ohio 43571



STAY CONNECTED: [f](#) [p](#) [i](#) [t](#) [v](#) [i](#)

Open House: 11:00 am - 1:00 pm
Thursday, April 28, 2022

OPPORTUNITY TO PURCHASE LAND!

7.27+/- acres in the path of progress. First time offered. Prime commercial zoned C2 (first 400+/- ft, balance is residential). Ideal for investment or build your business. Suggested uses; animal, auto sales and repair, mini storage, medical clinic, day care, landscape, market, RV, restaurant, tavern, veterinarian. House on property is not habitable. 1,300+/- SF garage/recreation room with fireplace, plus an additional 300+/- SF storage building. Investor Groups - this is in the path of progress. Great buy and hold opportunity. Never offered before!

REAL ESTATE TERMS & CONDITIONS:

AUCTION REGISTRATION: The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$5,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **\$5,000**. The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **Tuesday, May 31, 2022**.

TITLE: A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Midland Title; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, and the Earnest Money Deposit Agreement.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.

BUYER'S PREMIUM: Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

EXTENDED BIDDING: This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

AGENCY: Auctioneer is a seller's agent.

WEBSITE UPDATES: Please refer to the website for updated information on occupancy, rents, or changes at www.PamelaRoseAuction.com.

DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.

BROCHURE, PHOTOS, AND BID NOW ONLINE AT

www.PAMELAROSEAUCTION.com

OR DOWNLOAD OUR APP

OFFICE: 419-865-1224

MICHAEL MURRAY, BROKER, AUCTIONEER, CAI, GRI
PAMELA ROSE, REALTOR®, AUCTIONEER, AARE, CAI



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